

Saint Paul's Economic Development 2007

Economic Development Projects Scorecard

May 18 2007

Including Economic Development 2002-2005 Closed Projects



Economic Development Projects Scorecard

5/18/2007

Project ID							Public Purpose					Project Cost	Permanent Sources of Funds						
							A	B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private	
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							

PED

CLOSED PROJECTS:

Closed	855-857 Rice Street Commercial Building	855-857 Rice Street	5	Sparc	Retail	2006	Paul Mordorski	2	0	NA		0	100%	50,000	50,000	0	0	0	0	0
	Ace Auto	754 Rice Street	5	Ace Auto	Industrial	2006	Daniel Bayers	0	25	\$10.24		0	12%	2,618,175	320,000	0	0	80,000	0	2,218,175
	Downtown YMCA Renovation	194 East Sixth Street	2	YMCA of Greater St. Paul	Health Club Facility	2006	Martin Schieckel	0	457	EX - 1		0	0%	450,000	0	0	0	0	450,000	0
	Group Health Wabasha Clinic	205 Wabasha	2	Group Health Inc.	Office	2006	Marie Franchett	0	0	NA		16,573	0%	3,500,000	0	0	0	0	3,500,000	0
	Hmong Academy Project	1515 Brewster Street	4	Hmong Academy	Charter School Bond Financing	2006	Martin Schieckel	45	0	EX - 1		0	0%	9,685,000	0	0	0	0	9,685,000	0
	Lonetti's Food & Liquors	1091 Rice Street	5	Lonetti Food & Liquors	Retail	2006	Dan Bayers	0	0	NA		0	50%	3,466	1,733	0	0	0	1,733	0
	Memorial Blood Centers	737 Pelham Boulevard	4	Memorial Blood Centers	Office Laboratory	2006	Craig O'Brien	240	0	\$9.62		0	6%	12,150,000	720,000	0	0	0	0	11,430,000
	Minnetronix	1635 Energy Park Drive	4	Minnetronix	Office Manufacturing	2006	Craig O'Brien	95	15	\$9.62		40,000	13%	2,582,000	330,000	0	0	0	0	2,252,000
	Rock-Tenn	2250 Wabash Avenue	4	Rock-Tenn Company	Industrial	2006	Marshall Turner	0	480	\$10.24		0	5%	1,839,290	100,000	0	0	350,000	0	1,389,290
	The Smile Center	836 White Bear Avenue	7	Dental Facilities, LLC	Retail	2006	Sheri Pemberton	90	0	EX - 5		0	31%	1,450,000	450,000	0	0	0	0	1,000,000
	SSOE, Inc. Strategic Investment Fund Loan	400 North Robert Street	1	SSOE, Inc.	Office	2006	Martin Schieckel	20	0	NA		0	40%	150,000	60,000	0	0	0	0	90,000
Subtotals:								492	977	NA		56,573	6%	\$34,477,931	\$2,031,733	\$0	\$0	\$430,000	\$13,636,733	\$18,379,465

Closed	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity	Various	Various	0	0	NA	0	0	50%	12,200	6,100	0	0	6,100	0	0
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure	Various	Various													
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding	Various	Various													
Subtotals:								0	0	NA		0	50%	\$12,200	\$6,100	\$0	\$0	\$6,100	\$0	\$0

All Closed Projects Totals:								492	977	NA		56,573	6%	\$34,490,131	\$2,037,833	\$0	\$0	\$436,100	\$13,636,733	\$18,379,465
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DEVELOPMENT PROJECTS:

Development	Adrianne Wade	1084 Payne Avenue	6	Adrianne Wade	Retail		Marshall Turner	1	0	NA		0	0%	91,000	0	0	0	41,000	0	50,000
	Affordable Furniture	White Bear Ave. and Ross	6		Retail		Dave Gontarek/Sheri	0	0	\$0.00		0	43%	35,000	15,000	0	0	0	0	20,000
	Carter's Oil	623 Como Avenue	5	Premier Bank	Retail		Marshall Turner	1	0	NA		0	0%	555,000	0	0	0	230,000	0	325,000
	Case and Payne Parking Expansion (Furniture)	967 Payne Avenue, 615-621	6	Furniture Minnesota	Retail		Sheri Pemberton	0	0	NA		0	0%	0	0	0	0	0	0	0
	East Side Arts Council Building	977 Payne Avenue	6	Heron Lopez	Office		Dan Bayers	0	0	NA		0	0%	36,000	0	0	0	18,000	0	18,000
	Edward Hubbard Communications	484 Temperance Street	2	Edward Hubbard Communications	Communications /Graphic Arts		Craig O'Brien	0	1	NA		0	46%	20,200	9,200	0	0	0	0	11,000
	Ge Lee & Bee Lor	378 University Avenue	7		Office Retail		Marshall Turner	1	2	\$0.00		0	0%	500,000	0	0	0	150,000	0	350,000

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Name							Location		Ward	Developer		Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private
							Created	Retained	\$10.24/hour		Annual	Annual	(H+I+J)/G													
Development	Gregg's Auto Body	581 East 7th Street	6	Gregg Rosenberger	Auto Body Repair		Dan Bayers	0	0	NA			0	0%	15,000	0	0	0	7,500	0	7,500					
	Hmong Academy Project	1515 Brewster Street	4	Hmong Academy	Charter School Bond Financing		Martin Schieckel	45	0	EX - 1			0	0%	9,685,000	0	0	0	0	9,685,000	0					
	Hope Community Academy Building	720 Payne Ave.	5	Hope Community Academy	Charter School		David Gontarek	15	65	EX -			0	0%	5,025,000	0	0	0	0	5,025,000	0					
	Hope Community Academy Project	720 Payne Ave.	5		Schoolhouse		David Gontarek	0	0	EX -			0	0%	5,025,000	0	0	0	0	5,025,000	0					
	Internet Broadcasting Systems	355 Randolph Ave	2	Internet Broadcasting	Office		Martin Schieckel	250	0	\$10.92			0	100%	507,615	507,615	0	0	0	0	0					
	Kendall's ACE Hardware	1200 Payne Avenue	6	Kendall Crosby	Retail		Dan Bayers	0	0	\$0.00			0	0%	200,000	0	0	0	50,000	0	150,000					
	Kristin Dawkins	858 Payne Avenue	6		Retail		Marshall Turner	0	0	\$0.00			0	0%	257,000	0	0	0	80,000	0	177,000					
	Life Care Animal Hospital	1328 White Bear Ave.		Life Care	Retail		David Gontarek	3	12	NA			45,000	6%	800,000	49,000	0	0	751,000	0	0					
	Los Gallos II	Payne Avenue	6	Los Gallos	Retail		Dan Bayers	0	0	NA			0	50%	3,800	1,900	0	0	0	0	1,900					
	MacDonald's	1165 Prosperity	6	MacDonalds	Retail		Sheri Pemberton	0	0	\$0.00			0	0%	0	0	0	0	0	0	0					
	Mn. Indian Econ Dev. Fund	831 Como Avenue	5		Office Retail		Marshall Turner	0	0	\$0.00			0	0%	535,000	0	0	0	53,500	0	481,500					
	Muong Pha Grocery	Payne Avenue	6	Moung Pha	Retail		Dan Bayers	0	0	NA			0	50%	3,800	1,900	0	0	0	0	1,900					
	Old Swedish Bank Building	961 Payne Avenue	6	Old Swedish Bank Blding LLC	Office		Dan Bayers	40	0	EX - 2			0	20%	1,982,845	392,278	0	0	1,590,567	0	0					
	Parkway Printing	1016 - 1020 Payne Avenue	6	Greg Varhalla	Retail		Dan Bayers	0	0	NA			0	0%	50,000	0	0	0	25,000	0	25,000					
	Pathfinder Mortgage	1108 Payne Avenue	6	Eng Herr	Office		Dan Bayers	0	0	NA			0	0%	24,000	0	0	0	12,000	0	12,000					
	Payne Wedding Flowers	1200 Galtier Street	5	Payne Wedding Flowers	Retail		Dan Bayers	0	0	NA			0	39%	25,544	9,995	0	0	0	0	15,549					
	Reliable Sites	235 East Sixth Street	2	Reliable Sites, LLC	Office		Martin Schieckel	10	0	NA			0	27%	37,000	10,000	0	0	0	0	27,000					
	San Miguel Bakery	Payne Avenue	6		Retail		Dan Bayers	0	0	\$0.00			0	50%	19,100	9,550	0	0	0	0	9,550					
	Sanchez Morelia	913c Payne Avenue	6	Angel Sanchez	Retail		Dan Bayers	0	0	NA			0	0%	4,000	0	0	0	2,000	0	2,000					
	Schroder Bar/Restaurant	605 Front Street	5	Schroder Bar	Bar/Grill		Dan Bayers	0	0	NA			0	25%	200,000	50,000	0	0	0	0	150,000					
St. Paul Family Health Center	1239 Payne Avenue	6	St. Paul Family Medical Center	Office		Dan Bayers	0	0	NA			0	72%	180,000	130,000	0	0	50,000	0	0						
Trust Real Estate	941 Payne Avenue	6	James Yacoub	Office		Dan Bayers	0	0	NA			0	0%	2,000	0	0	0	1,000	0	1,000						
Union Brass Site (Shiloh Baptist Church - new	501 West Lawson	5		Church		Sheri Pemberton	0	0	NA			0	0%	0	0	0	0	0	0	0						
Wing Heng, Inc	1870 Old Hudson Road	7	Wing Heng Inc.	Retail		David Gontarek	75	0	NA			65,000	1%	3,799,000	49,000	0	0	0	0	3,750,000						
Subtotals:							441	80	NA		110,000	4%	\$29,617,904	\$1,235,438	\$0	\$0	\$3,061,567	\$19,735,000	\$5,585,899							

Development

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5/18/2007

Project ID							Public Purpose					Project Cost	Permanent Sources of Funds						
							A	B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private	
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							
Development	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity		90	247		1,038,500	70,791	16%	\$13,085,315	\$2,043,466	\$0	\$0	\$1,894,000	\$2,790,000	\$6,357,849
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure		2	0		NA	0	41%	\$171,280	\$70,000	\$0	\$0	\$0	\$0	\$101,280
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding		2	115		0	0	0	\$195,874,822	\$0	\$0	\$0	\$0	\$158,975,000	\$36,899,822
	Subtotals:						94	362		1,038,500	70,791	1%	\$209,131,417	\$2,113,466	\$0	\$0	\$1,894,000	\$161,765,000	\$43,358,951
All Development Projects Totals:							535	442		1,038,500	180,791	1%	\$238,749,321	\$3,348,904	\$0	\$0	\$4,955,567	\$181,500,000	\$48,944,850

PRE-DEVELOPMENT PROJECTS:

Pre-Development	Community of Peace Academy Project	471 Magnolia Ave E	5	Community of Peace Academy	Charter School		0	0	EX-		0	0%	16,335,000	0	0	0	0	0	16,335,000
	Cullen Homes	951 White Bear Avenue	6	Cullen Homes, Inc.	Office		0	0	\$0.00		0	0%	396,000	0	0	0	202,000	0	194,000
	Flower Hut	854 Rice Street	5	Sparc	redevelopment		0	0	NA		0	0%	400,000	0	0	0	400,000	0	0
	Lexington Park	Southwest corner of University	1	Wellington Management Co.	Office Retail Housing		210	0	\$0.00		500,000	0%	0	0	0	0	0	0	0
	Mama's Pizza	961 Rice Street	5	Mama's Pizza Inc	Retail		0	2	\$0.00		0	0%	0	0	0	0	0	0	0
	New York Bingo	899 Payne Ave.		Gerald Frish	Retail		0	0	\$0.00		0	0%	0	0	0	0	0	0	0
	Phalen/Payne Phase IV - Commercial	824 Payne Avenue	6		Office		0	0	\$0.00		0	0%	0	0	0	0	0	0	0
	Smyth Companies	1085 Snelling Ave N	4	Smyth Companies	Industrial		123	0	NA		0	0%	0	0	0	0	0	0	0
	United Family Practice Health Center	1026 West 7th Street	2	United Family Practice Health	Health Clinic		20	93	\$12.51		0	7%	13,000,000	900,000	0	0	10,100,000	0	2,000,000
	Walgreens	East 7th and Arcade	7		Retail		75	0	\$0.00		0	0%	0	0	0	0	0	0	0
	Wells Fargo Expansion-Phalen Village	1379 Phalen Blvd.	6	Wells Fargo	Office		0	0	\$0.00		0	0%	0	0	0	0	0	0	0
	White Bear Avenue Business Association	White Bear Ave Hudson-	6, 7	White Bear Ave Business Association	Retail		0	0	NA		0	50%	12,200	6,100	0	0	0	0	6,100
Subtotals							428	95		NA	500,000	3%	\$30,143,200	\$906,100	\$0	\$0	\$10,702,000	\$0	\$18,535,100
Pre-Development	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity		5	20		400,000	0	0%	\$12,000,000	\$0	\$0	\$0	\$2,000,000	\$10,000,000	\$0
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure														
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding														
	Subtotals:						5	20		400,000	0	0%	\$12,000,000	\$0	\$0	\$0	\$2,000,000	\$10,000,000	\$0
All Pre-Development Projects Totals:							433	115		400,000	500,000	2%	\$42,143,200	\$906,100	\$0	\$0	\$12,702,000	\$10,000,000	\$18,535,100

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Name	Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private	
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							

CONCEPTUAL PROJECTS:

Conceptual	7th St. E. and Bates	699 7th St. E.	7	Unknown	Former Police station (HRA)														
	Arby's Restaurant - Phalen Village	1182 Prosperity	6		Retail														
	Bus Barn Site, Snelling Ave	Snelling Ave	1	Metropolitan Council															
	By More Grocery	857 Payne Ave	6	Angel Sanchez	Retail														
	Capp and Hersey	2286 Capp Rd.	4	Unknown	Off Bldg Lse (HRA)														
Conceptual	Cherry Pit	White Bear and Minnehaha			Retail														
	Commercial Club Building	72 Caesar Chevez Street	2	REDA & NEDA	Retail														
	FlexShift	1563 Como	4	FlexShift Services	software/temp-employment														
	Globe Site	1107-1147& 1120-1130 E 7th St	6	Unknown	Industrial														
	HealthEast Clinic Expansion - Phalen	1414 Maryland	6		Office														
	Hillcrest Shopping Center	White Bear and Larpenteur	6	Hillcrest Development Co.	Office Retail														
	Longfellow Playground	318 Moore Street	4	Longfello Elementary Parent	Playground														
	Maryland & Arcade SE Corner		6		Office														
	Minnesota Music Café	499 Payne Avenue	6	Karen Palm	Office Café/Bar														
	NW corner of Arcade and Sims	NW corner of Arcade and Sims	6																
	Payne and Edgerton	663 Payne	6	Unknown	Vacant land (HRA)														
	Payne and Wadena	824 Payne	6	Unknown	Vacant land (HRA)														
	Peterson Dental Clinic Expansion - Arcade	1374 Arcade	6	Peterson Dental Clinic	Office														
	Rastra Products	Unknown		Charlie Wennen	Industrial														
	Reaney's Bar	Payne Avenue	6		Office Retail														
	Rice and Lyton	796 Rice	5	Unknown	Vacant land (HRA)														
	Rose and Prosperity	1150 Prosperity		Unknown	Vacant land (HRA)														
	Sherburne and Marion	192 Sherburne	1	Unknown	Vacant land (HRA)														
	Suds your Duds	691 East Third Street	7		Office Retail														
	Twin City Roofing	792-796 Rice Street	5	Twin City Roofing	Office														
	University-St. Albans Project	666, 670-678 University Avenue	1	HRA	Demo of blighted bldg														

Information Not Available

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5/18/2007

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Name		Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs		Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct		Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits		Private	
								Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G										
	Wacouta Commons Neighborhood	Jackson, East 7th and I94	2				Margot Fehrenbacher	Information Not Available															
	Walfort Liquors	Payne Avenue	6		Office	Retail																	Dan Bayers
	Wendy's Site	SW corner Clarence/Phalen	6		Retail		Sheri Pemberton																
	Whirlpool Site	SW corner of Wells and Arcade	6				Sheri Pemberton																
	Subtotals								0	0		NA	0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Conceptual	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural		Various	Information Not Available															
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure		Various																
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding		Various																
	Subtotals:								0	0		NA	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
All Conceptual Projects Totals:								0	0		NA	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
PED TOTALS								1,460	1,534		NA	737,364	2%	\$315,382,652	\$6,292,837	\$0	\$0	\$18,093,667	\$205,136,733	\$85,859,415			
% TDC														2%	0	0			27%				

Arts/Cultural Visitor Amenity Detail

Close	White Bear Avenue Business Association	White Bear Ave Hudson-	6 & 7	White Bear Ave Business Association	Retail	2006	Barb Carr			NA		0	50%	12,200	6,100	0	0	6,100	0	0
Subtotals								0	0	NA	0	50%	\$12,200	\$6,100	\$0	\$0	\$6,100	\$0	\$0	
Development	City House (Head House)	258 Mill Street	2	ADRZ	Retail Arts/Cultural		Marie Franchett	40	0	EX - 2	0	62000	21%	9,545,101	2,006,100	0	0	1,186,100	3,538,900	2,814,001
	Cossetta's Eventi	Eagle and Exchange	2	PZA II, LLC	Retail Arts/Cultural		Tony Schertler	20	80	NA	25,000	25000	0%	2,500,000	0	0	0	0	2,500,000	
	Minnesota Opera Subscription Initiative	Scattered Sites	2	The Minnesota Opera	Arts/Cultural Visitor Amenity		Barb Carr	0	0	\$0.00	0	0	0%	0	0	0	0	0	0	
	Mounds Theatre - Chairs	1029 Hudson Road, St. Paul,	7	Portage for Youth	Arts/Cultural Visitor Amenity		Barb Carr	0	0	NA	5,000	0	17%	6,000	1,000	0	0	0	5,000	
	Rice-Lawson Batting Cage	1021 Marion Street	5	SSOE, Inc.	Arts/Cultural Visitor Amenity		Barb Carr	0	0	NA		0	21%	7,100	1,500	0	0	5,600	0	0
Subtotals								60	80		30,000	87,000	17%	\$12,058,201	\$2,008,600	\$0	\$0	\$1,191,700	\$3,538,900	\$5,319,001
Pre-I	White Bear Avenue Renaissance	White Bear Ave, Larpenteur-1-94	6 & 7		Street Presence/Appear		Sheri Pemberton	0	0	NA	0	0	0%	0	0	0	0	0	0	0
Subtotals								0	0	NA	0	0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Conceptual	Palace Theatre	17 7th Place West	2	Kelly Brothers	Arts/Cultural Visitor Amenity		Margot Fehrenbacher	Information Not Available												
	Saints Ballpark	1771 Energy Park Drive (Midway	4	St. Paul Parks Department	Arts/Cultural Visitor Amenity		Martin Schieckel													
	Seven Corners Gateway Site Development	7th & Kellogg Boulevard	2	Unknown	Office Retail		Martin Schieckel													
	SteppingStone Theater (Grace Church)	55 North/Victoria Street, St. Paul,	1	SteppingStone Theater	Arts/Cultural Visitor Amenity		Margot Fehrenbacher													

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							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G								
Subtotals							0	0	NA	0			\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Parking/Public Infrastructure Detail

Deve	Mississippi Market Parking Lot STAR Grant	622 Selby Ave	1	Mississippi Market Cooperative	Retail Parking/Public		Joan Trulsen	2	0	NA	0	0	131,280	50,000	0	0	0	0	81,280
	Subtotals							2	0	NA	0	38%	\$131,280	\$50,000	\$0	\$0	\$0	\$0	\$81,280

Pre-Developm	Chestnut Plaza	Shepard Rd & Eagle Parkway	2	City of Saint Paul	Parking/Public Infrastructure		Margot Fehrenbacher	0	0	NA		0	39%	1,900,000	750,000	0	0	400,000	0	750,000
	Indoor Farmers' Market	280 East 4 th Street, St. Paul,	2	Sweeney Development, LLC	Office Retail Parking/Public		Margot Fehrenbacher	0	0	EX - 5	400,000	0	69%	3,043,300	2,100,000	0	0	0	0	943,300
	Temperance Street/ North Quadrant	Temperance St. between 9th &	2	City of St. Paul, PED/Public Works	Parking/Public Infrastructure		Margot Fehrenbacher	0	0	\$0.00		0	0%	360,000	0	0	0	235,060	0	124,940
	Subtotals							0	0		400,000	0	54%	\$5,303,300	\$2,850,000	\$0	\$0	\$635,060	\$0	\$1,818,240

Conc	Payne Avenue Auto Body	860 Payne Avenue	6	Payne Avenue Auto Body	Parking/Public Infrastructure		Dan Bayers	Information Not Available											
Subtotals								0	0	NA	0		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Bond Refunding Detail

Development	College of Visual Arts	344 Summit	1	College of Visual Arts	Conduit Bond		Bob Geurs	0	0	NA		0	0%	975,000	0	0	0	0	975,000	0
	Nativity of Our Lord Project	1900 Stanford Avenue	3	Nativity of Our Lord School	Conduit Bond		Martin Schieckel	2	115	EX - 1		0	0%	15,000,000	0	0	0	0	8,000,000	7,000,000
	Regions Hospital Expansion 06-09	640 Jackson (Jackson &	1	Regions Hospital	Conduit Bond		Bob Geurs	0	0	NA		0	0%	179,899,822	0	0	0	0	150,000,000	28,899,822
	Subtotals							2	115			0	0%	\$195,874,822	\$0	\$0	\$0	\$0	\$158,975,000	\$35,899,822

Saint Paul's Economic Development Closed Projects

Economic Development Projects Scorecard

2002-2005



Economic Development Projects Scorecard

5/18/2007

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds					
							A	B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private	
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G							

PED

CLOSED PROJECTS:

Closed	Abetto's Pizzeria & Deli Improvements	560 Como Avenue	5	Sparc/Great Northern Corridor	Retail	2003	Paul Mordorski	0	0	NA		0	49%	113,944	56,000	0	0	35,000	0	22,944
	Achieve Language	2169 Stilwater Ave.	7	Achieve Language Charter School	Retail Industrial	2003	David Gontarek	75	0	EX -		0	0%	8,500,000	0	0	0	0	8,500,000	0
	Allina	1055 Westgate Drive	4	Allina	Office	2005	Marshall Turner	0	336	\$9.73		0	8%	3,575,000	294,000	0	0	0	0	3,281,000
	Anderson Pizza	Arcade Street	6	Anderson Pizza	Retail		Dan Bayers	0	0	NA		0	50%	37,087	18,534	0	0	0	0	18,553
	Archetone 4DJ	295 Snelling Ave N	4		Office Retail	2003	Craig O'Brien	5	14	\$9.31		7,068	7%	3,000,000	200,000	0	0	1,000,000	0	1,800,000
	Barber Shop & Chung's Chow Mein	984 N. Dale Street	5	Great Northern Corridor/Sparc	Retail	2003	Paul Mordorski	0	0	NA		0	42%	43,228	18,000	0	0	0	0	25,228
	Building 17 Site	835 Arcade Street	6	PED	Industrial		Dan Bayers Dave Gontarek	0	0	\$0.00		0	68%	608,095	410,711	0	0	197,384	0	0
	Cha Vang Building	Arcade Street	6	Cha Vang	Retail		Dan Bayers	0	0	NA		0	41%	84,550	34,550	0	0	0	0	50,000
	Christy's Bridal	995 Arcade Street	6	Christy Bridal	Retail		Dan Bayers	0	0	NA		0	50%	1,400	700	0	0	0	0	700
	Clues	797 East Seventh Street, St. Paul,	5	Clues	Office	2005	David Gontarek	28	35	NA		85,000	18%	5,767,850	1,048,000	0	0	1,616,350	0	3,103,500
	Crosstown Mechanical	509 Como Avenue	5	Crosstown Mechanical, Inc.	Office Retail	2003	Marshall Turner	0	0	EX -		0	0%	775,000	0	0	0	250,000	0	525,000
	CSM / Secure Computing	2400 Energy Park Drive	4	CSM Investors II	Office	2005	Martin Schieckel	193	0	EX -		310,000	6%	12,291,775	775,000	0	0	0	0	11,516,775
	Culvers Restaurant	Old Hudson Road	7	Culvers	Retail	2002	David Gontarek	0	0	EX		120,000	11%	2,359,500	250,000	0	0	0	0	2,109,500
	Demaio's Rice Street Mini-Storage	1379 Rice Street	5	Sparc	Mini-Storage	2002	Paul Mordorski	0	0	NA		0	48%	20,000	9,500	0	0	10,500	0	0
	Don Panchos Bakery	Arcade Street	6	Don Pancho	Retail		Dan Bayers	0	0	NA		0	50%	12,400	6,200	0	0	0	0	6,200
	Easy Street West Renovation	614 Como Avenue	1	Great Northern Corridor/Sparc	Retail	2003	Paul Mordorski	0	0	NA		0	50%	9,000	4,500	0	0	0	0	4,500
	Electronic Check Alliance Processing, Inc	332 Minnesota Street	2	Electronic Check Alliance Processing,	Office	2003	Marshall Turner	30	0	NA		0	100%	45,000	45,000	0	0	0	0	0
	Fresh Grounds/Growing Home	1360 West 7th Street	2	Growing Home now RS Eden	Retail	2005	Craig O'Brien	4	0	NA		0	50%	157,000	78,500	0	0	0	0	78,500
	Galtier Plaza Restaurant Space	380 Jackson Street	2	St. Paul Commercial, LLC	Retail	2003	Marshall Turner	0	0	EX - 2		0	20%	2,000,000	400,000	0	0	0	0	1,600,000
	Gander Mountain	180 East Fifth Street	2	Gander Mountain	Office	2005	Marshall Turner	400	0	NA		0	48%	2,500,000	1,200,000	0	0	0	0	1,300,000

Economic Development Projects Scorecard

5/18/2007

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds						
							A	B	C	D	E	F	G	H	I	J	K	L	M	
Name	Location	Ward	Developer	Type/Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private		
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G								
Closed	Gustafson Phalen Ice Arena Improvements	1320 Walsh Street	6	Johnson Area Youth Hockey	Hockey Arena	2005	Paul Mordorski	35	0	\$45.00		0	33%	360,000	120,000	0	0	120,000	0	120,000
	Health East Rice Street Clinic	980 Rice Street, St. Paul Mn.	5	MSP Commercial	Clinic	2005	David Gontarek	0	65	NA		0	45%	111,395	50,000	0	0	0	0	61,395
	Heimie's Men Wear	408 St. Peter Street	2	Anthony Andler	Retail	2004	Craig O'Brien	4	0	NA		0	18%	114,000	20,000	0	0	15,000	0	79,000
	Hmong-American Holdings St. Paul, LLC	400 Western Avenue	1	Hmong American Holdings St. Paul,	Retail	2003	Marshall Turner	0	0	NA		2,308	0%	250,000	0	0	0	100,000	0	150,000
	Hmong American Partnership	1075 Arcade Street	6	Hmong American Partnership	Office Community	2003	Dan Bayers	0	0	NA		0	11%	5,218,161	600,000	0	0	515,421	0	4,102,740
	Hoa Bien Restaurant	1129 University Avenue	4	Hoa Bien, Inc	Retail	2005	Marshall Turner	0	0	\$0.00		0	10%	1,927,000	200,000	0	0	0	0	1,727,000
	Hope Community Academy	720 Payne Ave.		Hope Academy	Schoolhouse	2002	David Gontarek	0	45	EX -		0	0%	6,600,000	0	0	0	0	6,600,000	0
	Innovalight Bioscience Tax Credits	1246 University Avenue West	1	Innovalight, Inc.	Bioscience	2005	Martin Schieckel	11	0	NA		0	0%	134,500	0	0	0	134,500	0	0
	Innovative Surface Technologies Bioscience	1000 Westgate Drive	4	Innovative Surface Technologies, Inc.	Bioscience	2005	Martin Schieckel	7	0	NA		0	0%	31,050	0	0	0	31,050	0	0
	Kendall's Ace Hardware	978 N Dale Street	5	Sparc/Great Northern Corridor	Retail	2003	Paul Mordorski	0	0	NA		0	47%	44,745	21,000	0	0	0	0	23,745
	The Klub Haus	1079 Rice Street	5	Klub House	Retail	2004	Dan Bayers	0	0	NA		0	25%	101,999	24,999	0	0	0	0	77,000
	LaClinica	153 Concord Street	2	West Side Community Health	Office	2003	M Turner	0	0	NA		0	6%	7,194,340	450,000	0	0	50,000	5,000,000	1,694,340
	Lasting Impressions Child Care Learning	2515 Wabash Avenue	4	Associates for Child Development, Inc.	Day Care Facility	2002	Stephanie Hawkinson	0	20	NA		0	25%	296,500	73,500	0	0	57,484	0	165,516
	Lewis Chiropractic Health Center	982 Dale Street	5	Great Northern Corridor/Sparc	Office	2003	Paul Mordorski	0	0	NA		0	30%	47,377	14,000	0	0	0	0	33,377
	Mai Village	422 University Avenue	1	D. & N., Inc	Office Retail	2003	Marshall Turner	0	0	EX -		0	11%	3,602,000	400,000	0	0	826,000	0	2,376,000
	Marco Business Products, Inc	953 Westgate Drive StPaul MN	4	Marco	Office & Whole Sale		Craig O'Brien	43	0	\$10.24		0	36%	298,000	107,500	0	0	0	0	190,500
	Margaux Limitee Restaurant	486 N Robert (Rossmor	2	Margaux Limitee Restaurant	Retail	2005	Craig O'Brien	3	0	NA		0	17%	550,000	95,000	0	0	0	0	455,000
	Mariano Investments LLC	954 Payne Avenue	6	Mariano Investments LLC	Retail	2003	Marshall Turner	0	0	EX -		556	0%	218,300	0	0	0	75,000	0	143,300
	Mars Hair Salon	1084 Payne Avenue	5	Mars Hair Salon	Retail	2003	MarshallTurner	0	1	EX -		454	0%	75,000	0	0	0	30,000	0	45,000
	Midwest Special Services Lavatory Remodel	900 Ocean Street	7	Midwest Special Services, Inc	Office	2004	Paul Mordorski	0	250	NA		0	20%	125,000	25,000	0	0	60,000	0	40,000
Minnesota Business Academy Revenue	505 Wabasha Street N.	2	Charter School Building	School	2005	Bob Geurs	0	0	EX -		0	0%	6,580,000	0	0	0	0	6,580,000	0	
Minnesota Public Radio	480 Cedar	2	Minnesota Public Radio	Office	2005	Marie Franchett	100	250	\$8.70		0	8%	42,000,000	3,300,000	0	0	0	0	38,700,000	
Model Cities Youth Services Building	580 Fuller Avenue	1	Model Cities of St. Paul, Inc.	Non-profit services	2004	Stephanie Hawkinson	4	4	NA	124	0	12%	212,500	25,000	0	0	0	0	187,500	
Morelli at 573 Payne Avenue	573 Payne Avenue	2	Oion Investment LLC	Office	2005	Dan Bayers/Sheri	0	0	EX - 2		0	47%	600,324	284,000	0	0	95,000	0	221,324	
Open Cities Health Center Dental Expansion	135 Manitoba Avenue	5	Open Cities Health Center	Office	2005	Dan Bayers	2	0	NA		0	50%	140,000	70,000	0	0	0	0	70,000	
North End American Legion Façade	72 West Ivy Street	5	Sparc	Legion Hall	2002	Paul Mordorski	0	0	NA		0	50%	16,998	8,499	0	0	8,499	0	0	
Pao Choua Vue	1129 Payne Avenue	6	Pao Vue	Office	2004	Marshall Turner	0	0	NA		342	0%	179,000	0	0	0	66,000	0	113,000	

Closed

Economic Development Projects Scorecard

5/18/2007

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds						
							A		B	C	D	E	F	G	H	I	J	K	L	M
Name	Location	Ward	Developer	Type/ Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private		
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G								
Closed	Plaza Latina Parking	Payne Avenue	6	Plaza Latina	Retail	2005	Dan Bayers	0	0	NA		0	61%	31,196	19,098	0	0	0	0	12,098
	Polish American Club	1079 Arcade St.	6	Polish American Club	Community Center	2004	Dan Bayers	0	0	NA		0	50%	10,000	5,000	0	0	0	0	5,000
	Port Authority Hmong Funeral Home	Northeast of Eaton St. & West of	2	Rice-Lawson Booster Club	Service	2005	Kurt Shutlz/Martin	5	0	\$0.00		0	0%	0	0	0	0	0	0	0
	Prism Research Bioscience Tax Credits	1000 Westgate Drive	4	Prism Research, LLC	Bioscience	2005	Martin Schieckel	18	0	NA		0	0%	120,800	0	0	0	120,800	0	0
	Renovation of Minnesota Women's Building	550 Rice Street	1	League of Women Voters Minnesota	Office Non-profit	2004	Stephanie Hawkinson	0	0	NA		0	37%	66,811	25,000	0	0	16,811	0	25,000
	RespirTech Bioscience Tax Credits	1513 Energy Park Drive	4	RespirTech, Inc.	Bioscience	2005	Martin Schieckel	11	0	NA		0	0%	129,700	0	0	0	129,700	0	0
	Safety Care, Inc.	931-933 University Avenue	4	Safety Care, Inc	Office	2003	Marshall Turner	0	20	NA		2,252	0%	340,000	0	0	0	136,000	0	204,000
	Schroder Bar/Restaurant	605 Front Street	5	Schroder Bar	Bar/Grill	2005	Dan Bayers	0	0	NA		0	25%	200,000	50,000	0	0	0	0	150,000
	Sodalicious	1016 Edmund St 55104	1	Sodalicious Skateboard	Skateboard manufacture/wh	2002	Craig O'Brien	1	0	NA		0	100%	12,000	12,000	0	0	0	0	0
	Speedy Food Mart			Great Northern Corridor/Sparc	Retail	2003	Paul Mordorski	0	0	NA		0	38%	119,744	46,000	0	0	0	0	73,744
	St. Paul Auto Sales Improvement	605 Como Avenue	5	Great Northern Corridor	Retail	2003	Paul Mordorski	0	0	NA		0	44%	105,576	46,000	0	0	0	0	59,576
	St. Paul Radiology	166 East Fourth Street, St. Paul,	2	St. Paul Radiology, PA	Office Medical Service	2005	Al Carlson/Margot	60	60	\$10.24		80,000	9%	4,466,607	395,000	0	0	0	0	4,071,607
	Stryker Avenue Business/Residential	63 W. Winifred and 542 Stryker	2	Neighborhood Development	Service Station and Coffee	2005	Stephanie Hawkinson	0	0	NA		0	45%	146,314	65,840	0	0	0	0	80,474
	Synders	Ross and White Bear	6	Synders	Retail	2005	David Gontarek	0	70	NA		80,000	0%	1,200,000	0	0	0	0	0	1,200,000
	Tecmark, Inc.	380 St. Peter Street	2	Tecmark, Inc	Office	2005	Marshall Turner	12	0	NA		0	100%	24,000	24,000	0	0	0	0	0
	Theodore Fyten Brewery	363 Webster	2	Theodore Fyten Brewery	Office	2002	Craig O'Brien	2	0	NA		0	50%	100,000	50,000	0	0	0	0	50,000
	Tri-Art Signs Inc. Improvements	991 Dale Street	5	Great Northern Corridor/Sparc	Office	2003	Paul Mordorski	0	0	NA		0	39%	46,373	18,000	0	0	0	0	28,373
UEL Real Estate Holdings Bioscience Tax	1000 Westgate Drive	4	UEL Real Estate Holdings LLC	Bioscience	2005	Martin Schieckel	0	3	NA		0	0%	337,000	0	0	0	337,000	0	0	
Uniforms Unlimited Façade Improvement	935 Dale Street	1	Great Northern Corridor	Office	2003	Paul Mordorski	0	0	NA		0	50%	30,000	15,000	0	0	0	0	15,000	
Vimai Office Park	1394 Jackson Street	5	Sparc	Office	2002	Paul Mordorski	0	0	NA		0	9%	110,404	9,500	0	0	40,000	0	60,904	
Yarusso's Restaurant Expansion	637 Payne Avenue	6	Mike and Annette Yarusso and	Retail	2005	Sheri Pemberton/Dv	0	0	NA		0	25%	200,000	49,000	0	0	0	0	151,000	
Subtotals:							1,086	1,455		124	688,766	9%	\$128,060,043	\$11,898,631	\$0	\$0	\$6,139,999	\$26,680,000	\$83,341,413	

Closed

Economic Development Projects Scorecard

5/18/2007

Project ID							Public Purpose						Project Cost	Permanent Sources of Funds						
							A	B	C	D	E	F	G	H	I	J	K	L	M	
Name	Location	Ward	Developer	Type/Description	Year Closed	PED Project Manager	Jobs/FTEs	Living Wage	Visitors	Net New Taxes	Leverage	TDC	City/HRA Direct	Write-Down/ Waiver Fees	City/HRA TIF	Other Partners	Bonds/Tax Credits	Private		
							Created	Retained	\$10.24/hour	Annual	Annual	(H+I+J)/G								
Closed	Arts/Cultural Visitor Amenity Summary	Scattered Sites	Varies	Various	Arts/Cultural Visitor Amenity	Various	Various	32	174		3,635,180	0	19%	\$23,286,727	\$4,485,187	\$0	\$0	\$0	\$18,801,540	
	Parking/Public Infrastructure Summary	Scattered Sites	Varies	Various	Parking/Public Infrastructure	Various	Various	0	0			0	2%	\$24,266,433	\$366,018	\$0	\$0	\$7,787,550	\$15,980,000	\$132,865
	Bond Refunding Summary	Scattered Sites	Varies	Various	Bond Refunding	Various	Various	0	2,408		NA	0	0%	\$205,009,304	\$0	\$0	\$0	\$205,009,304	\$0	
	Subtotals:							32	2,582		3,635,180	0	2%	\$252,562,464	\$4,851,205	\$0	\$0	\$7,787,550	\$220,989,304	\$18,934,405
All Closed Projects Totals:							1,118	4,037		3,635,304	688,766	4%	\$380,622,508	\$16,749,836	\$0	\$0	\$13,927,549	\$247,669,304	\$102,275,818	
PED TOTALS							1,118	4,037		3,635,304	688,766	0	380,622,508	16,749,836	0	0	13,927,549	247,669,304	102,275,818	
% TDC													4%	0	0			0.2687067		

Arts/Cultural Visitor Amenity Detail

Closed	2002 Cultural STAR Program	Citywide	All	NA	Arts/Cultural Visitor Amenity	2003	Smith	0	0	NA	733,000	0	22%	4,314,825	958,850	0	0	0	0	3,355,975
	2003 Cultural STAR	Citywide	All	NA	Arts/Cultural Visitor Amenity	2004	Dan Smith	0	87	EX -	1,257,000	0	29%	2,916,389	833,254	0	0	0	0	2,083,135
	2004 Cultural STAR Program	Citywide	All	NA	Arts/Cultural Visitor Amenity	2005	Dan Smith	2	87	EX -	612,592	0	15%	9,389,941	1,364,683	0	0	0	0	8,025,258
	2005 Cultural STAR Fall Round	Citywide	All	NA	Arts/Cultural Visitor Amenity	2005	Dan Smith	15	0	EX -	375,054	0	30%	1,617,502	479,900	0	0	0	0	1,137,602
	2005 Cultural STAR Spring Round	Citywide	All	NA	Arts/Cultural Visitor Amenity	2005	Dan Smith	15	0	EX -	657,534	0	17%	5,048,070	848,500	0	0	0	0	4,199,570
	Highland and Grandview Theater Renovations	760 South Cleveland Avenue	3	Mann Theaters	Arts/Cultural Visitor Amenity	2004	Dan Smith	0	0	\$0.00	200,000	0	133%	432,405	576,540	0	0	0	0	144,135
	Marketing Campaign for Minnesota Jewish	1978 Ford Parkway	3	Minnesota Jewish Theater Company	Arts/Cultural Visitor Amenity	2004	Dan Smith	0	0	\$0.00	3,500	0	88%	33,984	30,000	0	0	0	0	3,984
Subtotals								32	174		3,838,680	0	21%	\$23,753,116	\$5,091,727	\$0	\$0	\$0	\$0	\$18,949,659

Parking/Public Infrastructure Detail

Closed	Blooming Saint Paul	Kellogg & Wabasha	2	Saint Paul Garden Club	Parking/Public Infrastructure	2004	Dan Smith	0	0	NA		0	42%	180,000	75,000	0	0	0	0	105,000
	Mount Hope Alley Drainage and Water	207 Mt. Hope Drive	2	Neighborhood Development	Parking/Public Infrastructure	2004	Stephanie Hawkinson	0	0	NA		0	50%	10,000	5,000	0	0	0	0	5,000
	Parkway Playground	806 Clausen	6	St. Paul Public School	Parking/Public Infrastructure	2002	Dan Bayers	0	0	NA		0		40,000	20,000	0	0	0	0	20,000
	Selby CDC	626 Selby Ave	1	Selby Area CDC	Parking/Public Infrastructure	2004	Craig O'Brien	0	0	NA		0	50%	45,730	22,865	0	0	0	0	22,865
	Smith Avenue Transit Center	Northeast corner of Kellogg Blvd	2	St. Paul HRA	Parking/Public Infrastructure	2005	Martin Schieckel	0	0	NA		0	5%	25,252,645	1,344,691	0	0	7,787,550	16,120,404	0
Subtotals								0	0	NA		0	6%	\$25,528,375	\$1,467,556	\$0	\$0	\$7,787,550	\$16,120,404	\$152,865

Bond Refunding Detail

Closed	HealthEast	559 Capital Boulevard	2	HealthEast Care System	Bond Refunding	2005	Bob Geurs	0	2,408	EX -		0	0%	205,009,304	0	0	0	0	205,009,304	0
Subtotals								0	2,408	NA		0	0%	\$205,009,304	\$0	\$0	\$0	\$0	\$205,009,304	\$0

Defin

